036.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	621,500 /	621,500
USE VALUE:	621,500 /	621,500
ASSESSED:	621,500 /	621,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERGIN JAMES & LAURENE
Owner 2:	
Owner 3:	
Street 1:	101 N UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1944 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6058.000	236,400		385,100	621,500
Total Card	0.139	236,400		385,100	621,500
Total Parcel	0.139	236,400		385,100	621,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.75 | /Parcel: 319.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24770
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!2923!

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	236,400	0	6,058.	385,100	621,500		Year end	12/23/2021
2021	101	FV	228,600	0	6,058.	385,100	613,700		Year End Roll	12/10/2020
2020	101	FV	228,700	0	6,058.	385,100	613,800	613,800	Year End Roll	12/18/2019
2019	101	FV	208,300	0	6,058.	349,000	557,300	557,300	Year End Roll	1/3/2019
2018	101	FV	208,300	0	6,058.	331,000	539,300	539,300	Year End Roll	12/20/2017
2017	101	FV	208,300	0	6,058.	288,800	497,100	497,100	Year End Roll	1/3/2017
2016	101	FV	208,300	0	6,058.	246,700	455,000	455,000	Year End	1/4/2016
2015	101	FV	207,400	0	6,058.	228,700	436,100	436,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:16:21

LAST REV

Date	Time
05/14/19	14:21:39
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2923

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN DANIEL	23641-41		9/10/1993		153,000	No	No		Y

USER DEFINED

Prior Id # 1:	24770
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2018	1561	Redo Kit	12,497	C				
3/28/2007	180	Manual	15,000			G8	GR FY08	REMOVE BEARING PAR
6/28/2005	542	Manual	35,000			G7	GR FY07	renovate garage/bu
9/29/1999	753	Alterati	16,990					REBUILT DECK

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/27/2009	Meas. Denied	163	PATRIOT
3/3/2000	Mailer Sent		
2/29/2000	Meas. Denied	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6058		Sq. Ft.	Site		0	64.	0.99	3									385,114						385,100	

Total AC/HA:	0.13907	Total SF/SM:	6058	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	385,114	Spl Credit		Total:	385,100

EXTERIOR INFORMATION

Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	5 - Lino/Vinyl
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	133.623
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321178
Depreciation:	84791
Depreciated Total:	236387

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

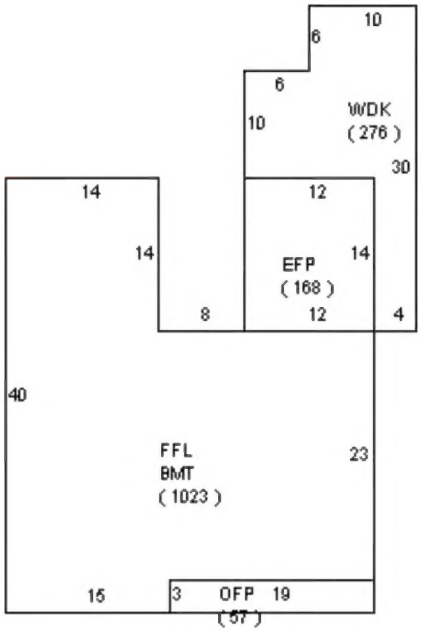
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.62
Special Features:	0	Val/Su Net:	92.82
Final Total:	236400	Val/Su SzAd	231.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,023	73.460	75,149
FFL	First Floor	1,023	133.620	136,696
WDK	Deck	276	9.530	2,629
EFP	Enclos Porch	168	42.990	7,222
OFP	Open Porch	57	43.550	2,482

Net Sketched Area:	2,547			Total:	224,178
Size Ad	1023	Gross Area	2547	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 036.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: